

3-6951

6831/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AU 990081

2209318/25
AC
11/8/25

Biswanath Naskar

Notarized that the document is admitted to
Registration. The Signature sheet and the
endorsement sheets attached with the
document are the part of this document.

Development Power of Attorney

Notary District Sub-Registrar,
Sonarpur, South 24 Parganas.

01 AUG 2025

KNOW ALL MEN BY THESE PRESENTS THAT, I, SMT SUKLA BHOWMICK also known as SUKLA NASKAR, (PAN – AKUPN1702E, AADHAAR – 2357 0875 8548), wife of Sri Biswanath Naskar, daughter of Late Jatindra Kumar Bhowmick, by faith - Hindu, By occupation – Retired, by Nationality – Indian, residing at Saheb Para, Sonarpur Power House, within the Jurisdiction of Rajpur Sonarpur Municipality, Ward No.13, P.O & P.S –

Sonarpur, Kolkata, West Bengal – 700150 am the **50% owner**, in possession of a piece or parcel of Bastu land admeasuring about 4 (Four) Cottah 10 (Ten) Chittaks 3 (Three) square feet more or less lying and situate at Mouza – Sonarpur, J.L.No.39, Re:Se - 13, Touzi No.109, R.S Khatiyan No.290/5, R.S Dag No32, corresponding to L.R Khatiyan No.2207 & 2308, L.R Dag No32 within the limits of Rajpur-Sonarpur Municipality, Police Station and, Post office Sonarpur, Kolkata – 700150, Premises No.16 of Rajpur-Sonarpur Municipality under Ward No.12 (Previously) and Ward No.13 (at present), Additional District Sub-Registry office at Sonarpur, District South 24 Parganas The above land was jointly purchased by SMT SUKLA BHOWMICK also known as SUKLA NASKAR the executant herein and her husband Sri Biswananth Naskar from the then Owners through a Bengali Saf Bikray Kobale (Deed of Conveyance) on 13/08/1999 which was duly registered in the office of A.D.S.R. SONARPUR, South 24 Parganas and recorded as such in Book No.1, Volume No.4, Pages from 43 to 49, being No. 188, for the year 2000

Biswanath Naskar

By this power of attorney, I SMT SUKLA BHOWMICK also known as SUKLA NASKAR, as above, for pressing circumstances and convenient's sake, do hereby constitute and appoint SRI BISWANATH NASKAR, (PAN – ACLPN2735N, AADHAAR – 3414 1850 3291), son of Late Sundar Naskar, by faith - Hindu, By occupation – Business, by Nationality – Indian, residing at Saheb Para, Sonarpur Power House, within the Jurisdiction of Rajpur Sonarpur Municipality, Ward No.13, P.O & P.S – Sonarpur, Kolkata, West Bengal – 700150 the Developer as my lawful attorneys, for me, in my name and on my behalf to do inter alia all or any of the acts, deeds and things, viz:

1. To enter upon, take charge, look after and manage, hold, possess and occupy the premises as described above and as mentioned in the

Biswanath Naskar

Sukla Bhowmick

D-6824/25 (Sonarpur A.D.S.R)

Development Agreement dt. 01/08/2025 for the purpose of development of the said premises.

2. To appoint Chartered Engineers, Civil and Structural Engineers, Architects, Valuers, Surveyors, Overseers, Civil Contractors, Engineers, Manager, Supervisors, Durwns, Chowkidars, Masons and other employees and staff for the development of the said premises and discharge or release or terminate their services. To pay their fees and remunerations and other charges to be required therefor.
3. To submit sketch plans, drawings, designs, modifications and amendments for the proposed residential building, if required, for the approval and sanction of the Kolkata Municipal Corporation and other allied Departments for the purpose of development of the said premises.
4. To apply for and obtain telephone, electricity connections, and drainage and sewerage connection from appropriate authorities as may be required for the purpose of above development and submit necessary papers and documents to be required in connection therewith to respective offices.
5. To make publicity by way of advertisement for selling flats, apartments and invite and accept offers therefor.
6. To manage, control and supervise the management of the aforesaid property belonging to me and to maintain the same in proper and beneficial way.
7. To enter into any agreement for sale, to sell or otherwise dispose of my property or portion thereof in such manner as my said attorney thinks proper to any person interested to purchase the same.

Biswanath Naskar

8. For the purpose of above may determine the consideration money, may receive earnest money therefor and also receive the balance of consideration money so fixed in full or in installments.
9. To appear for and represent me in all government offices, Kolkata Municipal Corporation, the Calcutta Electric Supply Corporation and similar other offices, if required, as the case may be in all matters and things relating to my said estate or its affairs.
10. To appear for and represent me in all Courts, having Civil, Revenue and Criminal jurisdiction in respect of my estate in original, revisional and appellate jurisdiction including jurisdiction of High Court at Kolkata and to sign, execute, verify and file plaints, written statements, petitions and also to present appeals in any Court having jurisdiction and to accept the services of all summonses, notices and other processes of law.
11. To appoint, engage on my behalf pleaders, advocates or solicitors whenever my said attorney shall think proper to do so and fix their fees and to discharge and or terminate his or their appointments.
12. To execute and register any document or documents including any gift which may be made in favour of the Rajpur-Sonarpur Municipality.
13. To sign and execute any Deed of Conveyance or conveyances from out of developers allocation and present those for registration before the Registration Offices and get those deeds registered.
14. And generally to do, execute and perform all other act or acts, deed or deeds, matters or things whatever which in the opinion of my said

Biswanath Nayak

attorney ought to be done, executed and performed in relation to my property hereinabove described as fully and effectually as myself could do the same if I were personally present.

And I hereby agree and undertake to ratify and confirm all and whatsoever my said attorney, under the power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise of the powers, authorities and liabilities hereby conferred upon under and by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO

Description of entire property of which the Executant holds 50% Ownership

ALL THAT a piece and parcel of bastu land area measuring about 4 (Four) Cottah 10 (Ten) Chittaks 3 (Three) square feet more or less lying and situate at Mouza – Sonarpur, J.L.No.39, Re:Se - 13, Touzi No.109, R.S Khatiyan No.290/5, R.S Dag No32, corresponding to L.R Khatiyan No.2207 & 2308, L.R Dag No32 within the limits of Rajpur-Sonarpur Municipality, Police Station and, Post office Sonarpur, Kolkata – 700150, Premises No.16 of Rajpur-Sonarpur Municipality under Ward No.12 (Previously) and Ward No.13 (at present), Additional District Sub-Registry office at Sonarpur, District South 24 Parganas which is butted and bounded on four sides as follows :-

ON THE NORTH	:	Sonarpur Kamalgazi Main Road
ON THE SOUTH	:	Part of R.S Dag No.32
ON THE EAST	:	8 Feet Wide Road & Part of R.S Dag No.31
ON THE WEST	:	Part of R.S Dag No.32

Biswanath Narayan

IN WITNESS WHEREOF THE EXECUTANT AND ATTORNEY
 herein have affixed their signatures herein on the 1st day of August.
 TWO THOUSAND TWENTY FIVE in the presence of

1. Shubhendu Naskar
 SONARPUR, BAIDYA PARA.
 KOL - 150.

Sukla Bhomick.
 EXECUTANT

2. Jeishha Naskar
 SONARPUR, SAHEBPARA
 PARKROAD.
 KOL - 700150

Biswanath Naskar
 ATTORNEY

Drafted in the office of
 Sri Biswananda Das Gupta, Advocate

By Subrata Naskar


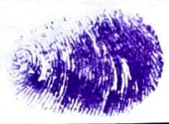




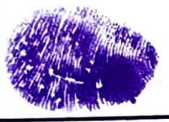




F/1154/2012

Sri Subrata Naskar, Advocate
 Alipore Judges Court
 Kolkata - 700027

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					


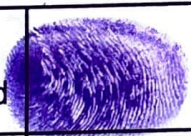




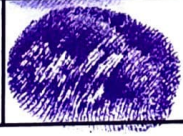




Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name SUKLA BHOWMICK

Signature Sukla Bhowmick

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name BISWANATH H. NASKAR

Signature Biswanath Naskar

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1608-06831/2025	Date of Registration	01/08/2025
Query No / Year	1608-8002209318/2025	Office where deed is registered	
Query Date	01/08/2025 1:23:01 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA PRATIM DHARA ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7318801745, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2/-		Rs. 1,15,88,416/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 200/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160806824/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sonarpur Station Road,
Mouza: Sonarpur, Premises No: 16, , Ward No: 13 Pin Code : 700150

Mouza: Sonarpur, Premises No: 16, , Ward No: 13 Pin Code : 700150								
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-32	RS-290/5	Bastu	Bastu	4 Katha 10 Chatak 3 Sq Ft	1/-	87,95,416/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					7.6381Dec	1 /-	87,95,416 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2940 Sq Ft.	1/-	27,93,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2940 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2940 sq ft	1 /-	27,93,000 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs SUKLA BHOWMICK, (Alias: Mrs SUKLA NASKAR) (Presentant) Wife of Mr BISWANATH NASKAR Executed by: Self, Date of Execution: 01/08/2025 , Admitted by: Self, Date of Admission: 01/08/2025 ,Place : Office		 Captured	 01/08/2025
SAHEB PARA, SONARPUR POWER HOUSE, City:- Kolkata, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: AKxxxxxx2E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 01/08/2025 , Admitted by: Self, Date of Admission: 01/08/2025 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BISWANATH NASKAR Son of Late SUNDAR NASKAR Executed by: Self, Date of Execution: 01/08/2025 , Admitted by: Self, Date of Admission: 01/08/2025 ,Place : Office		 Captured	 01/08/2025
Son of Late SUNDAR NASKAR SAHEB PARA, SONARPUR POWER HOUSE, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ACxxxxxx5N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 01/08/2025 , Admitted by: Self, Date of Admission: 01/08/2025 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBRATA NASKAR Son of Mr SANKAR NASKAR ALIPORE JUDGES COURT, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	01/08/2025	01/08/2025	01/08/2025
Identifier Of Mrs SUKLA BHOWMICK, Mr BISWANATH NASKAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUKLA BHOWMICK	Mr BISWANATH NASKAR-7.63812 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUKLA BHOWMICK	Mr BISWANATH NASKAR-2940.00000000 Sq Ft

Endorsement For Deed Number : I - 160806831 / 2025

On 01-08-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:41 hrs on 01-08-2025, at the Office of the A.D.S.R. SONARPUR by Mrs SUKLA BHOWMICK Alias Mrs SUKLA NASKAR, Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,15,88,416/-

Execution of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 01/08/2025 by 1. Mrs SUKLA BHOWMICK, Alias Mrs SUKLA NASKAR, Wife of Mr BISWANATH NASKAR, SAHEB PARA, SONARPUR POWER HOUSE, P.O: SONARPUR, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Service, 2. Mr BISWANATH NASKAR, Son of Late SUNDAR NASKAR, SAHEB PARA, SONARPUR POWER HOUSE, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business

Indetified by Mr SUBRATA NASKAR, , Son of Mr SANKAR NASKAR, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 200.00/- (E = Rs 200.00/-) and Registration Fees paid by , by Cash Rs 200.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26165, Amount: Rs.100.00/-, Date of Purchase: 22/07/2025, Vendor name: Subhankar Das



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal